



12, St. Johns Drive
Porthcawl, CF36 5PW

Watts
& Morgan



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Porthcawl CF36 5PW

Price Guide £425,000 - £435,000

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

** GUIDE PRICE £425,000 - £435,000 **

New to the market a beautifully presented, extended 4 bedroom semi-detached property situated in the village of Newton. This spacious family home offers highly adaptable living accommodation and is being sold with no onward chain. Situated within walking distance of Newton Beach, local village amenities, reputable schools and a short walk from Porthcawl sea front. Accommodation comprises; entrance hallway, lounge, dining room, kitchen / sitting room, utility and versatile study. First floor principal bedroom with dressing area, an additional 3 good sized bedrooms, modern shower room and a bathroom. Externally the property offers a block paved driveway to the front with off road parking for multiple vehicles, single garage with electric roller shutter door and a generous south facing rear garden backing onto a conservation green area. Chain free.

Directions

* Porthcawl - 1.0 Miles * Bridgend - 5.7 Miles * J35 of the M4 -4.0 Miles * Cardiff - 28.0 Miles * Swansea - 19.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance via uPVC double glazed front door with coordinating side panels into the hallway with a staircase rising to the floor and exposed wood flooring and a space for storage. To the front of the property is the open plan living / dining room with continuation of the wood flooring, an angled bay window to the front and a central fireplace with a cast iron coal effect gas fire set on a slate hearth. The living room opens into the dining area with ample space for a dining table and bespoke built in storage. The L shaped kitchen / sitting area is to the rear of the property with windows overlooking the garden and sliding patio doors out to the south facing garden. The kitchen area is fitted with a range of wall and base units with Formica work surfaces over incorporating a bowl and a quarter recessed ceramic sink with pull out spray mixer tap over. There is tiled splash backs and tiled flooring with a fitted breakfast bar. Integrated appliances include Five ring gas hob with extraction hood over and electric double oven below and space is provided for a freestanding fridge/ freezer. The inner hallway / cloakroom has laminate wood flooring, sensor lighting and a door leading into the integrated garage. The utility area is plumbed for washing machine and has space for tumble dryer, with recessed lighting and vinyl flooring. The study / sitting room is a versatile reception room with laminate flooring, built in storage and windows and a uPVC door out to the rear garden.

The first-floor split level landing offers carpeted flooring. The landing has access to the partially boarded loft, built in airing cupboard with shelving and a Velux sky light window. The principal bedroom was formally two bedrooms which have been converted to a superb main bedroom with two sets of windows to the front, carpeted flooring and a wonderful dressing area with built in wardrobes and recessed spot lighting. Bedroom two is a spacious second bedroom with fitted carpets and an angled bay window to the front. The third double bedroom has fitted carpets, built in storage and windows to the rear. Bedroom four is a comfortable single room with fitted carpets and window to the rear. The modern shower room has been fitted with a 3-piece suite comprising of a double shower enclosure with independent electric shower, wall mounted wash hand basin and a low-level W.C. There is a large feature mirror, tiling to the walls, vinyl flooring and an extractor fan fitted with recessed lighting. The family bathroom has been fitted with a 3-piece white suite comprising of panelled bath with rainforest style shower over, vanity unit housing the wash hand basin and low-level W.C. There is tiling to the walls, vinyl flooring, chrome towel radiator and a window to the rear. There is a built in cupboard housing the wall mounted 'Ideal Logic' combination boiler.

GARDENS AND GROUNDS

The front garden is laid to brick paviour providing a driveway offering ample off road parking. There is an outdoor light and useful power point. The integrated garage has an electric remote controlled door to the front. To the rear of the property is a generous south facing garden benefiting from a private aspect backing onto a conservation area. The garden is mainly laid to patio and lawn with a raised decking area and an area with mature plants and shrubs. The rear garden benefits from outside lighting and water tap.

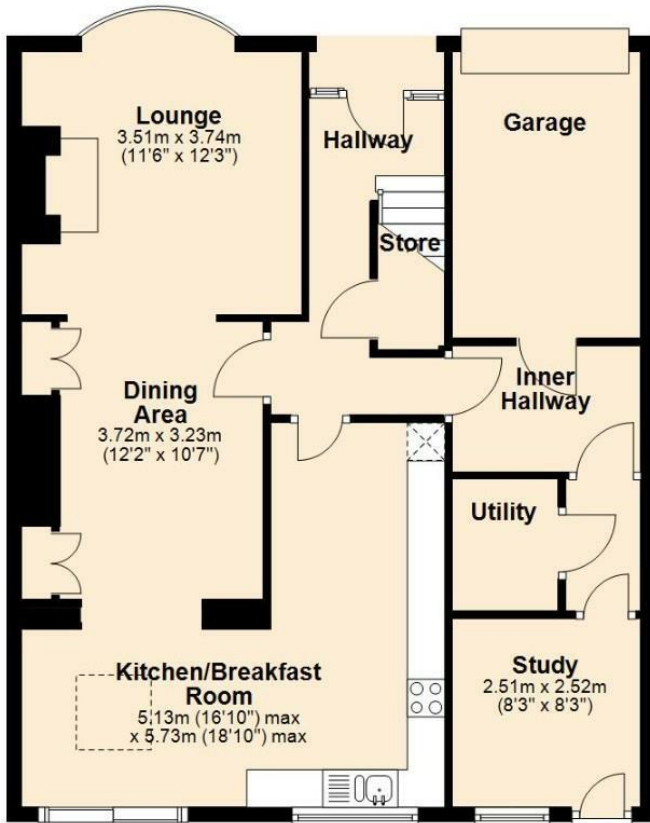
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax band "E".



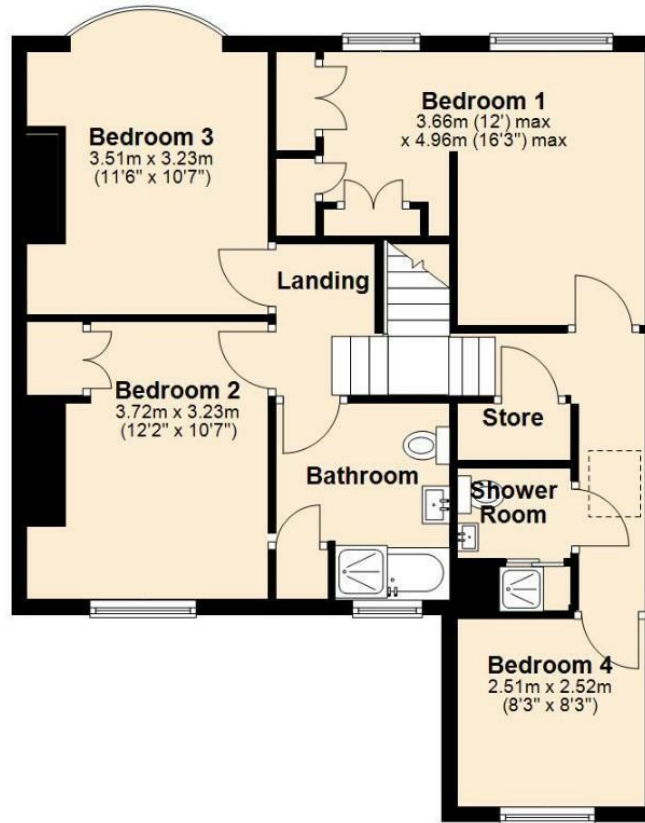
Ground Floor

Approx. 83.6 sq. metres (900.1 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.6 sq. feet)

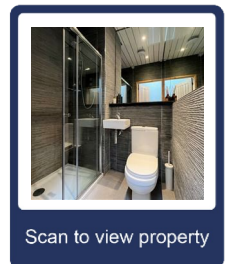


Total area: approx. 151.3 sq. metres (1628.7 sq. feet)

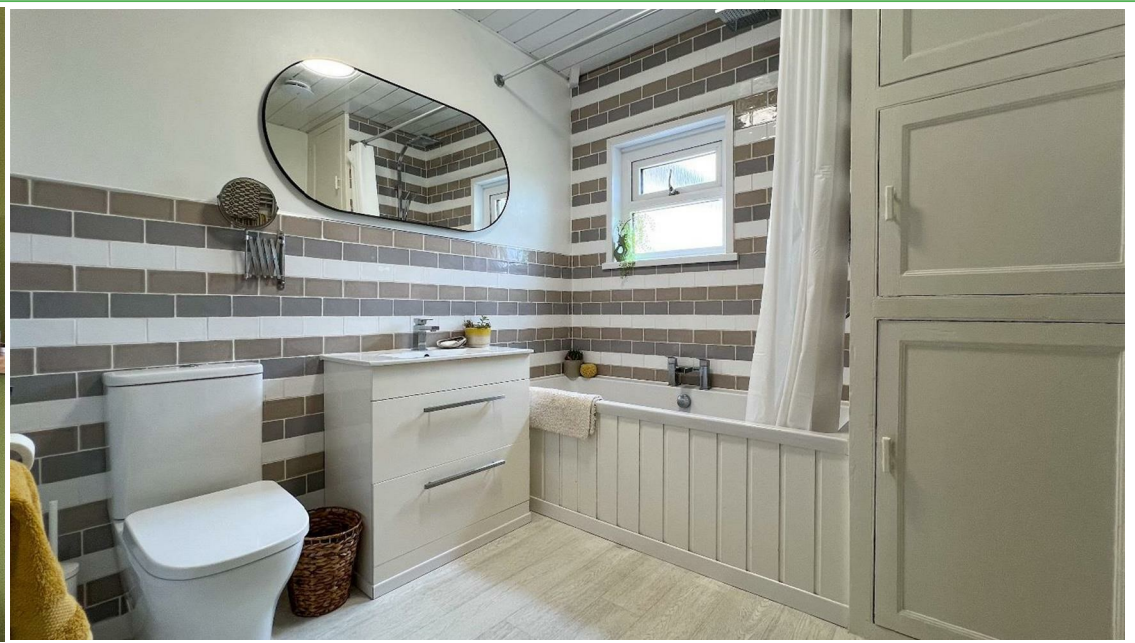
All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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